GOVERNMENT OF ANDHRAPRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Policy framework for Development of MIG Layouts under the name of Jagananna Smart Townships in the State involving Private Participation through the development model – Orders Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.88 **Dated:01.07.2022**

Read the following:

1. GO.Ms.No.76, MA & UD (M) Department, Dt.28-07-2021.
2. Letter of the DTCP, AP, Lr.Roc.No.17/89/2021/P, Dt.06.06.2022

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ORDER:

The Government of Andhra Pradesh envisages to develop MIG Layouts under the name of 'Jagananna Smart Townships' at affordable prices to eligible MIG Applicants. This initiative has been declared as 'Public Purpose Project' under relevant Acts and Rules pertaining to both Land Acquisition and for Alienation of Government Lands. To this effect, GoAP have issued detailed guidelines vide G.O 1st read above for development of MIG Layouts under the name of 'Jagananna Smart Townships'.

2. The program was initially launched by 6 Developmental Authorities and was successful. Owing to the response and demand from the general public and Government employees upon initial launch, the Government now envisages to develop 'Jagananna Smart Townships' in each of the Assembly Constituencies. To accomplish this, it is imperative that huge land banks, finances, capacities are required.

3. Therefore, to implement this initiative/program successfully at State level, it is prudent to have an alternate mechanism which can foster and facilitate Public Private Partnerships involving privately owned lands, capacities and investments from private players. This arrangement is envisaged to yield synergic benefits by leveraging on private players' capacities, government`s branding, existing demand whilst having multiplier effect (economic) in real estate sector in the state.

4. Upon initial discussions and deliberations with various stakeholders, the Government now establishes a policy framework for development of well-planned MIG Layouts under the name of Jagananna Smart Townships, involving private participation through the development model as mentioned at **Annexure - A**.

(P.T.O)

5. A copy of this order is available at https://apegazette.cgg.gov.in/

6. All the concerned officials shall take further necessary action in the matter accordingly.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
All the District Collectors in the State
The Commissioner & Director of Municipal Administration, AP
The Director of Town & Country Planning, AP
The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam
The Commissioner, AP Capital Region Development Authority, Vijayawada
The CEO, AP Urban Infrastructure Asset Management Limited, Vijayawada
The State Level Committee Members **through** the DTCP
The District Level Committee members **through** the concerned District Collector
The Engineer-In-Chief, (Public Health), AP
The Managing Director, AP Township and Infrastructure Development Corporation Limited
The Vice Chairman & Housing Commissioner, AP Housing Board, Vijayawada
The Managing Director, AP Rajiv Swagruha Corporation Ltd, Vijayawada
All VC's of Urban Development Authorities **through** the DTCP, AP
All MC's of Urban Local Bodies **through** the CDMA, AP
The Chairperson, AP Real Estate Regulatory Authority, Vijayawada
All the Concerned Officials

Copy to:
The Revenue Department, AP Secretariat, Velagapudi
The Finance (FMU, MA&UD, EFS&T) Department, AP Secretariat, Velagapudi
General Administration (Cabinet) Department, AP Secretariat, Velagapudi
The Law Department, AP Secretariat, Velagapudi
PS to Principal Secretary to Government, Finance (FMU, MA&UD, EFS&T) Department
PS/OSD to Principal/Additional Secretary to Hon'ble Chief Minister
OSD to Hon'ble Minister for MA&UD Department
PS/OSD to Chief Secretary to Government
PS to Special CS to Government, MA&UD Department, AP Secretariat
SF/SCs.

//FORWARDED :: BY ORDER//

SECTION OFFICER

ANNEXURE – A to G.O.Ms.No.88, MA&UD (M) Department, Dated:01.07.2022

Policy for Private Participation for Development of MIG Layouts under the name of Jagananna Smart Townships in the State

DEFINITIONS

"**Applicable Laws**" means all laws, promulgated or brought into force and effect by GoI/GoAP including regulations, rules, directions, bye-laws, notifications, ordinances and judgments having force of law, or any final interpretation by a Court of Law having jurisdiction over the matter in question as may be in force and effect during the subsistence of the Policy.

"Development Agreement" means the Agreement to be executed between DE and UDA for implementation of Project.

"**Developer Entity or DE**" shall mean such Persons registered with UDA and NAREDCO/CREDAI and qualify all eligibility criteria set out in this Policy.

"**DE Share**" means the meaning ascribed to it under clause 5(a).

"**District Level Committee or DLC**" shall mean committee constituted by GoAP for implementation of the Project

"Detailed Project Report or DPR" shall mean the report encapsulating planning and execution details for Project.

"**DTCP**" means Directorate of Town and Country Planning of Andhra Pradesh.

"**Eligible Project Assets**" or "**EPA**" means such lands which qualify all the following criteria:

a. Lands which have potential value to be developed as Plots which can be purchased by public and MIG Applicants;

b. Lands which are contiguous and having a minimum extent of 20 acres;

c. Such lands which are litigation and encumbrance free.

"**Escrow Account**" shall mean the separate account or accounts created and maintained pursuant to Clause 6 of this Policy.
"**Escrow Agent**" means such Person(s) nominated by DLC at the time of execution of the Escrow Agreement.

"Escrow Agreement" means the agreement that will be executed between UDA, DE, Program Manager and the Escrow Agent for the purpose of opening and maintaining the Escrow Account.

"**GoAP**" means the Government of Andhra Pradesh.

"**GOI**" means the Government of India.

"**Initiative**" shall mean "Development of Jagananna Smart Townships/MIG Layouts" – a GoAP Program for making well-developed MIG layouts available at affordable prices to eligible MIG Applicants.

"**MIG**" means Middle Income Group or such household group fitting into criteria as determined by GoAP under the Initiative from time to time.

"**MIG Applicant(s)**" means such Person who are categorized by GoAP as MIG, and are eligible to purchase MIG Plots in the Project in the manner set out in this Policy.

"**MIG Plot(s)**" means such Plots having sizes as detailed below and which will be offered for sale to MIG Applicants in the Project under this Initiative.

1	MIG- I	150 Sq.Yards (33' X 41')
2	MIG- II	200 Sq.Yards (36' X 50')
3	MIG-III	240 Sq.Yards (36' X 60')

"**Person(s)**" includes any individual, firm, company, governmental authority, joint venture, association, partnership or other entity (whether or not having separate legal personality).

"**Plot(s)**" means all the parcels of EPA, that have been developed for the purpose of sale under applicable laws.

"**Policy**" means this policy.

"**Private Buyer Plot(s)**" shall mean such Plots other than the MIG Plots in the Project.

"**Program Manager**" means Andhra Pradesh Urban Infrastructure Asset Management Limited (APUIAML).

"Program Manager Share" means the meaning ascribed to it under clause 5 (c).

"**Project**" means identification, acquisition, development of MIG Plots, Private Buyer Plots, infrastructure facilities and such other development as mutually agreed by GoAP and DE on the EPA through framework established in this Policy and other applicable laws and procedures.

"**RERA Act**" means Real Estate (Regulation and Development) Act, 2016.

"**RERA Rules**" means Andhra Pradesh Real Estate (Regulation and Development) Rules, 2017 and subsequent rules issued from time to time.

"**UDA**" means such Urban Development Authority/VMRDA/AP CRDA which have the jurisdiction to govern such EPAs being developed by the DE across the State of Andhra Pradesh.

"**UDA Share**" means the meaning ascribed to it under clause 5 (b).

1. ELIGIBILITY FOR PARTICIPATION UNDER THIS POLICY

Any DE meeting eligibility criteria as set out in **Annexure I** and which indicates its interest to identify, acquire and develop the Project on the EPA in compliance with the terms stipulated under this Policy.

2. INSTITUTIONAL FRAMEWORK

The following institutional framework shall be adopted for implementation of the Project.

a. DLC or the District Level Committee shall be constituted with the following composition by GoAP:

- District Collector - Chairman;
- Joint Collector;
- District Registrar;
- Vice Chairperson/Metropolitan Commissioner of Urban Development Authority/VMRDA/AP CRDA - Convenor;
- Program Manager (APUIAML).

b. The DLC shall be responsible for the following:

i. Conducting scrutiny & analysis of the applications placed before the DLC by UDA including legal due diligence, technical due diligence, suitability & feasibility in all aspects of the EPA for execution of Project;

ii. Conduct discussions with the DE, as may be required, with regard to the sale price of the MIG Plots, breakup of the 3 categories of MIG plots, extent of the MIG Plots and other such factors required for successful completion of the Project.

iii. In case the DE offers more than 40% as UDA share for sale for MIG applicants the DLC reserves the right of accepting or rejecting such proposal.

iv. Finalization of DE for implementation of Project/s and terms and conditions under which Project/s have to be implemented.

v. And commissioning of such necessary acts, DLC shall deem fit for successful completion of the Project.

c. Program Manager shall assist, support DLC/UDA in carrying out their obligations, including legal due diligence, technical due diligence et al. as set out in the Policy; further, Program Manager shall also assist DLC/UDA in coordination & liaison of various stakeholders in the Project.

3. IMPLEMENTATION FRAMEWORK

a. **Constitution of the DLC and appointment of Program Manager:**

The constitution of DLCs and appointment of APUIAML as Program Manager will come into force from the date of notification of this Policy.

b. **Invitation of Public Participation:**

In pursuant to notification of this Policy, UDA shall invite DEs through paper notification by giving wide publicity.

c. **Submission of Applications by interested DEs:**

i. Any DE interested in participating shall identify an EPA.

ii. Upon identifying an EPA, the interested DE shall make an application to the relevant UDA along with a DPR duly providing the information pertaining to EPA location, extent, indicative layout earmarking major roads and MIG Plots, Sale Price offer for MIG Plots, timelines for acquisition, list of approvals required from GoAP, development of infrastructure and others such matters as mentioned in **Annexure II** of this Policy.

iii. The extent of MIG Plots should be 40% or more of the plotted area in the EPA.

d. **Receipt of Applications:**

i. The submitted applications shall be received by UDA.

ii. UDA shall carryout preliminary scrutiny w.r.t DE`s eligibility criteria as set out in **Annexure I** and place before the DLC for further process.

e. **Scrutiny, Evaluation and Approval by DLC:**

i. The DLC shall review the DPR and scrutinize and analyse the eligibility of the DE, feasibility/suitability in all aspects of EPA for successful implementation of the Project based on following parameters:

- Technical and Financial capacities of DE as per **Annexure I**;
- Primary Legal Due Diligence including Title Report for the EPA issued by an Advocate registered under Advocates Act, 1961 confirming the title in favour of such party from whom, the DE intends to acquire (Parameters on which the title report has to be issued is annexed in **Annexure III;**
- Extent, Size and Nos. of MIG Plots (including MIG plots under each of the three categories) offered by DE in the proposed layout made on the EPA;
- Market value of the MIG Plots in EPA;
- Marketability of the MIG Plots in EPA duly considering the demand ascertained at various levels;
- Sale Price offered for MIG Plots;
- Approvals required for implementation of Project;
- Timelines indicated by DE in the Application with respect to land acquisition, development of infrastructure etc;
- Any others such parameter(s) the DLC deems fit.

ii. For evaluation purposes, UDA shall assess the demand for MIG plots, to the extent possible, for EPA specific locations.

iii. The DLC shall discuss with the DE w.r.t timelines, extent of plotted area and nos. of MIG Plots offered, location of MIG Plots in the EPA, Sale Price of the MIG Plots, list of approvals for implementation of Project and any other matter it deems fit to execute the Project in interest of the successful implementation of the Initiative.

iv. In cases where UDA receives more than one application for same location/region, the DLC shall finalize the DE for implementation of the Project based on guidelines set out in **Annexure IV.**

v. Upon detailed scrutiny, analyses, and discussions with DE, the DLC shall approve the application for implementation of the Project finalising the location, extent of MIG Plots in the EPA, timelines for acquisition of EPA, accord requisite approvals such as Nala etc., development of infrastructure, sale price of MIG Plots and other parameters as required for successful implementation of the Project.

vi. The DLC shall ensure that the sale price of MIG Plots shall always be less than at least 10% and up to 20% below the market rate. However, if DE offers a sale price beyond 20% below the market rate, the DLC shall appropriately evaluate the offer. The decision of the DLC on sale pricing of MIG Plots shall be final.

vii. The DLC, while finalising the sale price, shall duly consider G.O Ms.No.3, MA & UD, dt: 12.01.2022, G.O Ms.No.7, MA & UD, dt: 25.01.2022and any other rebates/reservations that are made available, from time to time by GoAP, to government employees, pensioners etc.

viii. The Program Manager shall assist DLC in all the aforementioned activities, and such other activities notified by DLC from time to time.

f. **Issuance of LoA by UDA:**

i. Upon receipt of approval for the Project from DLC, UDA shall issue Letter of Award (LoA) to DE.

ii. The LoA shall formalize the terms agreed by way of finalising the location, extent, MIG Plots in the EPA, timeline for acquisition of EPA, timeline for accord of requisite approvals, timeline for development of infrastructure, price at which MIG Plots will be purchased by MIG Applicants and other parameters as required for successful implementation of the Project.

iii. This LoA issued shall form a legally binding relationship between UDA and the DE.

g. **Execution of Development Agreement:**

i. Upon issuance of LoA, UDA and DE shall enter into development agreement ("**Agreement**") for implementation of the Project duly considering the terms & conditions laid out in the LoA. The Government in consultation with appropriate authority shall issue separate orders on prescribed format in this regard.

h. **Acquisition of EPA**

i. Upon execution of the Agreement, the DE shall be liable to acquire the title and ownership for the entire EPA at its sole costs as per the timelines specified in the Agreement.

ii. Upon acquisition, the DE shall submit all requisite documentation to the UDA for detailed due diligenceand the Program Manager shall assist UDA in these activities.

iii. Upon satisfactory approval by UDA, DE shall initiate process for accord of approvals.

iv. Further, on basis of mutual agreement between UDA and DE, the timelines for acquisition of the EPA may be extended.

i. **Accord of requisite Approvals**

i. Upon receipt of application/s and on payment of applicable fees/charges GoAP/UDA shall accord all approvals/ permissions such as NALA related, CLU related, layout approval related, approvals related to provision of external infrastructure (as applicable) in a time bound manner as mentioned in the Agreement and as per the timelines specified in the Agreement.

ii. Further, on basis of mutual agreement between UDA and DE, the timelines for obtaining the approvals may be extended.

j. **Infrastructure Development:**

i. Upon accord of all requisite approvals, DE shall be liable to develop infrastructure within six (06) months from the date of registration of the Project with RERA or within the timelines extended on the basis of mutual agreement subject.

ii. The infrastructure development shall comply with (meeting) Minimum Development Standards **("MDS")** and RERA act and Rules. The MDS are annexed at **Annexure V.**

iii. During and after the development of the Project, the UDA with assistance of Program Manager shall carry out inspections and verify the adherence of development of the Project to the MDS and other terms and conditions of the Agreement.

iv. Upon completion of development of infrastructure, the DE by way of a written communication shall intimate UDA on the status of Project.

v. Upon receipt of such communication, the UDA (with assistance of Program Manager) shall inform the same to E-in-C, PHED for certifying compliance of Project meeting Minimum Development Standards.

vi. In this regard, upon receipt of such intimation, E-in-C, PHED shall inspect the Project and check for its compliance with the Minimum Development Standards. Upon E-in-C, PHED being satisfied, he shall issue a Compliance Certificate **("CC")**. The Program Manager shall assist UDA, E-in-C, PHED in this process.

vii. Layout Development Completion Certificate (LDCC) for the Project shall not be issued by the UDA unless Compliance Certificate is obtained by the DE.

viii. Registration of MIG plots and Private Buyer's Plots shall comply with RERA Act and Rules.

k. **Sale of MIG Plots:**

i. UDA shall have the sole right to act at its discretion and in pursuance to terms and conditions of Agreement, other applicable acts, policies procedures and other guidelines issued by GoAP from time to time over allocation process, allottee selection, MIG Plots, timelines for registration, payment schedules for MIG Plots.

ii. UDA shall initiate notification for calling of applications for sale of MIG Plots from the date of registration of the Project with RERA.

iii. The online portal "https://migapdtcp.ap.gov.in/" and/or other portals/platforms/avenues issued by GoAP from time to time shall be used for receipt of applications.

iv. The allotment of MIG Plots on lottery basis shall be carried out by the UDA as per the procedure laid out in G.O.Ms.No.76, MA & UD, dt: 28.07.2021 and G.O. Ms.No.12, MA & UD, dt: 10.02.2022 and other guidelines issued by GoAP from time to time.

v. Allotment letter shall be issued by the UDA for all allottees as per prevalent procedures. For those applicants for whom the allotment is not made, the amount paid by them at the time of application (Refer Clause 4 below) shall be returned interest free.

vi. Upon Allotment being made, the allottee is liable to pay the remainder of instalments to complete registration process, subject to Clause 4(a) below.

vii. UDA shall, on best effort basis, market and sell all the MIG Plots to MIG Applicants.

viii. Subject to Clause 3(k)(vii), if the UDA fails to sell all the MIG Plots within 6 months from the date of issuance of CC, the rights over the unsold MIG Plots, shall be transferred to the DE and the DE shall dispose such Plots at its discretion.

ix. The UDA may seek additional time, and upon mutual agreement, UDA may be permitted to sell unsold MIG Plots beyond 6 months from the date of issuance of CC.

x. Further, the UDA may also seek additional Plots, and upon mutual agreement to that effect, the UDA may sell such additional Plots to MIG Applicants. The additional Plots are to be sold at the price as per the terms & conditions of the Agreement.

4. PAYMENT SCHEDULE FOR MIG APPLICANTS

a. The sale proceeds of MIG Plots shall be deposited by the MIG Applicants in the Escrow Account in the manner set out below:

1	Along with Application	Instalment 1: 10% of the sale price of Plot
2	Within (1) one month from the date of concluding agreement between allottee, DE AND UDA (such agreement shall be completed within 30 days from the day of allotment) subject to completion of (i) Plot marking and (ii) roads formation.	Instalment 2: 10% of the sale price of Plot
3	Upon completion of the Project & at the time of registration	Instalment 3: 80% of the sale price of Plot.
* Upon payment of Instalment 1, in cases where allotees fail to pay the subsequent instalment/s as per payment schedule,10% of paid amount from Instalment 1 shall be retained and the rest shall be refunded interest free.		

5. REVENUE SHARING

a. The DE shall be entitled to 96% of the gross revenue accrued from the sale of MIG Plots ("**DE's Share**").

b. UDA shall be entitled to 3% of the gross revenue accrued from the sale of MIG Plots ("**UDA's Share**") – to be utilized for marketing and administrative expenses.

c. Program Manager shall be entitled to 1% of the gross revenue accrued from the sale of MIG Plots ("**Program Manager's Share**").

6. ESCROW AGREEMENT

a. Upon executing the development Agreement, in order to safeguard the interests of all parties, as set out in this Policy, simultaneous to execution of the development Agreement between UDA and DE, the UDA, DE and Program Manager shall also execute the Escrow Agreement. Under the escrow arrangement, the proceeds collected towards the sale of the MIG Plots from the MIG Applicants and such allottees UDA deems fit, shall be deposited in the Escrow Account. The Escrow Agent shall be solely nominated by GoAP, and the Escrow Agreement shall provide for detailed mechanism for governing the Escrow arrangement.

7. OBLIGATIONS OF THE DE

a. The Project undertaken by the DE shall be in strict compliance with the RERA Act and the RERA Rules and all other applicable laws, rules, and regulations prevailing in the state of Andhra Pradesh.

b. During the execution of the Project, the DE shall be solely responsible and liable for any non-compliance of the RERA Act and the RERA Rules and it shall be responsible for any consequences arising out of the above, including payment of any penalties levied.

c. DE agrees not to sell, transfer, assign, Encumber or do any such act that would prejudice the rights of the MIG Applicant`s respective share in the Project.

d. The DE shall have the right to fix the price for the Private Buyer Plots as it deems fit.

e. The DE shall solely be responsible for marketing, sale and for commissioning of such acts necessary for sale of the Private Buyer Plots.

f. The DE shall be responsible for developing the EPA from its resources and at its cost and expense.

g. The DE shall bear all expenses, payments, etc. for obtaining all the requisite approvals, for the purpose of ensuring smooth operation of the Project over the EPA without any hindrances of any nature.

h. The DE shall be solely responsible, at its own cost, to register the Project under the provisions of the RERA Act.

i. The DE shall comply with all the applicable laws towards the development of the Project on the EPA.

j. All facilities and amenities in the Projects shall be provided by the DE as per Minimum Development Standards.

k. All development charges over the EPA and the Project shall be exclusively borne by the DE including the charges of preparation of the plan, model plan etc.

l. The DE shall solely be responsible for all the damages/ claims/costs that arise during execution of Project.

8. OBLIGATIONS OF GOAP/UDA

a. The UDA shall ensure that all requisite approvals are accorded for the Project as per timelines mentioned in the Agreement subject to DE complying with obligations and DE paying all the necessary fees/charges to the appropriate authorities.

b. The UDA shall ensure to implement the recommendations of the DLC.

Notwithstanding anything contained in the aforesaid, GoAP reserves the right to modify/ alter/add/ omit any part of the Policy at its sole discretion.

ANNEXURE I

Eligibility Criteria of the DE

1. Should be registered with UDA and NAREDCO/CREDAI
2. Should be any of the following:
   - individual, firm, company, governmental entity, joint venture, association, partnership firm or other entity (whether or not having separate legal personality)
3. Should have executed projects of similar nature. The cumulative projects experience in the last five years is 40 acres. The minimum size of any one of these projects should be at least 4 acres.
4. Should have a minimum net worth of 25 % of the estimated project cost at the close of the preceding financial year.

ANNEXURE II

Details of EPA to be made available in Application from DE

1. Developer Name & Entity Type
2. EPA details: Extent, Sy.No, Village Name, Location Coordinates
3. Following documents related to EPA:
    a. Re-Survey & Settlement Register with sub division
    b. Record of Holdings
    c. Extract of Adangal for the year 1954-1955 until 2020-2021
    d. 1-B ROR
    e. Relevant Sale Deeds, Link Documents
    f. Relevant Pattadar Passbooks and Title Deed
    g. Certified Copies of Encumbrance Certificate
    h. Mutation Proceedings if any.
4. Broad Layout Plan earmarking MIG Plots and core infrastructure (external and internal); the extent of MIG Plots should be 40% or more of the plotted area of EPA.
5. Land Use as per Master Plan
6. Percentage of plotted Area offered
7. Sale Price offer for MIG Plots
8. Required list of approvals and permissions from GoAP
9. Proposed timelines for acquisition, development of infrastructure
10. Details of External infrastructure to be developed.
11. MoU made between DE and owner/s of EPA, if any.
12. Any other such parameters as DE finds helpful for successful completion of Project

ANNEXURE III

Parameters for Legal Due Diligence (Not exhaustive)

1. Re-Survey & Settlement Register with sub division
2. Record of Holdings
3. Extract of Adangal for the year 1954-1955 until 2020-2021
4. 1-B ROR
5. Relevant Sale Deeds and Link Documents
6. Relevant Pattadar Passbooks and Title Deed.
7. Certified Copies of Encumbrance Certificate
8. Mutation Proceedings if any.

ANNEXURE IV

Guidelines/Criteria for selection of DE in case of multiple applications received for same location/region

Step 1: Applications with EPA being already acquired will be given the first preference, rest of the applications shall be filtered out.

Step 2: Upon then, applications with EPA having maximum existing external infrastructure facilities viz., Approach road, Power supply, drainage, water supply will be preferred, rest will be filtered out.

Step3: Upon then applications offering highest percentage for MIG shall be considered.

ANNEXURE V

Minimum Development Standards – Infrastructure

Based on G.O. Ms.No.76, Dt:28.07.2021, MA & UD (M) Department& Prevalent Layout rules

A. Internal Roads

I. Standard Width of the carriage way to be formed according to the width of the roads (Right of way)

Width of the Road (Right of Way)	Width of the Splay required at the Junction of the roadway of the road	Width of the carriage way of the road
12 mt. (40')	3.00 mt.	7.00 mt. (23')
18 mt. (60')	4.50 mt.	11.00 mt. (36')

II. All main roads shall be B.T.Surface Roads and the other roads shall be C.C Surface Roads.

III. Specification for the Formation of B.T.Surface Roads:

(1) Sub-base to the roads shall be provided with Compacted Gravel/Quarry rubbish base of 300mm thick in two layers each not exceeding 225mm thick loose compacted to 150mm thick, spreading to proper grade and camber, watering & compacted with 8 to 10 T. Power Roller to get the required Compacted thickness.

(2) Base Course to the roads shall be provided with WBM surface of 225 mm thick compacted as follows:

(a) Providing WBM surface with Grade II HBG metal 200mm thick loose compacted to 150mm thick in two layers, including spreading in uniform thickness, hand packing, sectioning, and compacted with 8 to 10T. Power Roller in stages to proper Grade and camber, applying and brooming requisite type of screenings/binding materials to fill up the interstices of Coarse aggregate, watering and compacted to required density.

(b) Providing WBM surface with Grade III HBG metal 100mm thick loose compacted to 75mm thick including spreading in uniform thickness, hand packing, sectioning, compacted with 8 to 10T. Power Roller in stages to proper Grade and camber, applying and brooming requisite type of screenings/binding materials to fill up the interstices of Coarse aggregate watering and compacted to required density.

(3) Surface Course to the road shall be provided with B.T.Surface dressing of 20mm thick using 12mm size machine crushed HBG chips on a layer of Bitumen 80/100 grade binder laid on prepared surface and rolling with 8 to 10T Power Roller.

(OR) M.S.S. of 20mm thick by H.M.P. as per MORTH Specifications.

IV. Specification for the Formation of C.C.Surface Roads:

(1) Sub-base to the roads shall be provided with Compacted Gravel/Quarry rubbish base of 300mm thick in two layers each not exceeding 225mm thick loose compacted to 150mm thick, spreading to proper grade and camber, watering & compacted with 8 to 10 T. Power Roller to get the required Compacted thickness.

(2) Base Course to the roads shall be provided with WBM surface of 225 mm thick compacted as follows:

(a) Providing WBM surface with Grade III HBG metal 100mm thick loose compacted to 75mm thick including spreading in uniform thickness, hand packing, sectioning, compacted with 8 to 10T. Power Roller in stages to proper Grade and camber, applying and brooming requisite type of screenings/binding materials to fill up the interstices of Coarse aggregate watering and compacted to required density.

(3) Surface Course to the road shall be provided with C.C.Surface with minimum thickness of 150 mm with M30 grade concrete.

B. Construction of UGD

a) Under Ground Drains with the following specifications

(i) RLCC NP2/NP3 class pipes of min 200m or stone ware pipes of Min 150mm dia shall be provided over first class bedding with granular material of 150mm thick suitably Compacted / Rammed to proper grade including man hole arrangements at suitable intervals duly making suitable arrangements for disposal of road surface water to the drain i.e. it is to be laid below the ground level.

C. Construction of Storm Water Drains

i. min 0.30m. Size with Masonry/Concrete shall be constructed and plastered with CM (1:3) mix 20mm/12mm thick.

ii. Construction of Cross Drainage Works: The Road crossings are to be provided with cross drainage work such as pipe culverts or RLCC slab culvers to the total width of the respective roads as follows:

iii. For the drain of less than 060m. Width pipe culvert is to be provided with a minimum dia of 450mm RLCC NP2 class pipes/NP3 class pipes with necessary cushion over the pipes. The body walls shall be provided with Masonry/Concrete duly plastered.

iv. For the drains of more than 0.60m. Width RLCC Slab culvert is to be provided with masonry/Concrete body walls and M20 grade RLCC slab as per IRLC designs.

D. Water Supply with Over Head Tank

Water supply distribution network shall be provided and Over Head Tank of required capacity including sump shall be constructed including developing of

necessary source (OR) Secure firm commitment from any water supply authority for meeting the daily requirement of water.

E. Street lighting facilities (poles, lining etc.).

F. Avenue plantation of two-year tall plants on either side of the layout roads and in open spaces has to be taken up simultaneously along with formation of roads and should be maintained with the specifications:

a) The plants shall be planted at a distance of 10Mtrs. Or at plot corners on both the sides for alternative plots along 40'-0" wide roads and both the sides for every corner of the plots for more than 40'-0" wide roads.
b) Plantation shall be raised in the open spaces.

G. Open Spaces as per prevailing policies and practices.

H. External Infrastructure: Approach Road, Electricity/Power Supply Line.

I. All other facilities are to be provided as per the layout rules and other applicable rules issued from time to time.

J. Plot Owners Association:

a) Plot Owners Association shall be formed for the project concerned under the aegis of the DE upon completion of the project.

b) For each project a corpus fund by the plot Owners' Association will be set up by provisioning it in the sale price of Plots and this corpus shall be kept in an ESCROW account opened and operated jointly in the concerned project and the DE concerned for the maintenance of the Layout.

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER